



GRASSROOTS
REALTY GROUP

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225 Killarney Glen Court SW
Calgary, Alberta

MLS # A2248303



\$400,000

Division:	Killarney/Glengarry		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,401 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Soaking Tub, Track Lighting, Vinyl Windows		

Inclusions: N/A

Say hello to your stylish new home in the sought-after Killarney Glen Court Townhouses—where inner-city convenience meets a laid-back vibe. This bright corner unit is ready to impress with an attached garage (no more scraping ice in winter!), huge brand-new 2025 windows that flood the space with natural light, and a private balcony where you can start your day in style. Mornings made better: picture yourself sipping your latte, gazing out over the peaceful green space before hopping on the bus, bike, or in your car—for a breezy 10-minute commute to downtown. Inside, it's all about easy living: fresh flooring underfoot on the main floor, a spacious kitchen perfect for cooking (or just spreading out your fav takeaway), and a layout that feels airy yet cozy. The well-managed complex is tucked close to shops, cafes, transit, parks, and all the amenities you love, making it an ideal home base for your busy life. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this place checks all the boxes. As a bonus the seller has completed a pre sale home inspection so its move-in ready which means you can skip the Reno stress and get straight to enjoying your new Killarney lifestyle.